



Stanton Lees House
Stanton Lee | Matlock | Derbyshire Dales | DE4 2QU

FINE & COUNTRY

STANTON LEES HOUSE



Discreetly positioned along a private drive and set well back from the road, Stanton Lees House is an elegant gentleman's residence inspired by classical Georgian architecture. Completely refurbished and sympathetically extended with two-storey wings to either side, the property now stands as a beautifully balanced and substantial period home of approximately 3,023 sq. ft, complemented by a separate detached two bedroom property known as The Stables, a detached garage and glorious, far-reaching views across the surrounding Derbyshire countryside.



Stanton Lees House is a home of quiet grandeur and refined proportions. Its handsome stone façade, symmetrical elevations and central pillared entrance immediately reflect the Georgian influence, while the sensitive extensions have been designed to enhance both scale and flow without compromising architectural integrity.

Internally, the accommodation has been meticulously restored to modern standards, combining period elegance with contemporary comfort. High ceilings, generous bay windows and beautifully balanced rooms create a sense of light and space throughout, making the house equally suited to refined entertaining and comfortable family living.

In addition to the main residence, the estate includes The Stables, a charming and fully independent two-bedroom detached dwelling. Currently utilised as a successful holiday let, it also lends itself perfectly to extended family accommodation, guest use or ancillary living, offering excellent flexibility and income potential.

Ground Floor

The ground floor is arranged around a welcoming central hallway, from which the principal reception rooms flow with ease. These include a formal dining room, an elegant lounge with bay window and a further reception room, ideal as a snug, music room or study, currently used as a gym.

A well-appointed kitchen sits adjacent to the dining space, supported by a utility room and cloakroom/WC, ensuring modern functionality is discreetly integrated into the home's classical layout all with underfloor heating.

First Floor

The first floor offers impressive bedroom accommodation arranged around a central landing. The principal bedroom suite enjoys a walk-in wardrobe and a luxurious en-suite bathroom, while additional bedrooms are served by further en-suite and shower facilities.

An office on this level provides an ideal space for home working, and the layout allows the property to function comfortably as either a four or five bedroom family residence, depending on individual requirements.

Second Floor

The upper floor provides two generous attic rooms, offering excellent storage or potential ancillary use. These rooms further enhance the flexibility of the accommodation while remaining sympathetic to the home's period character.

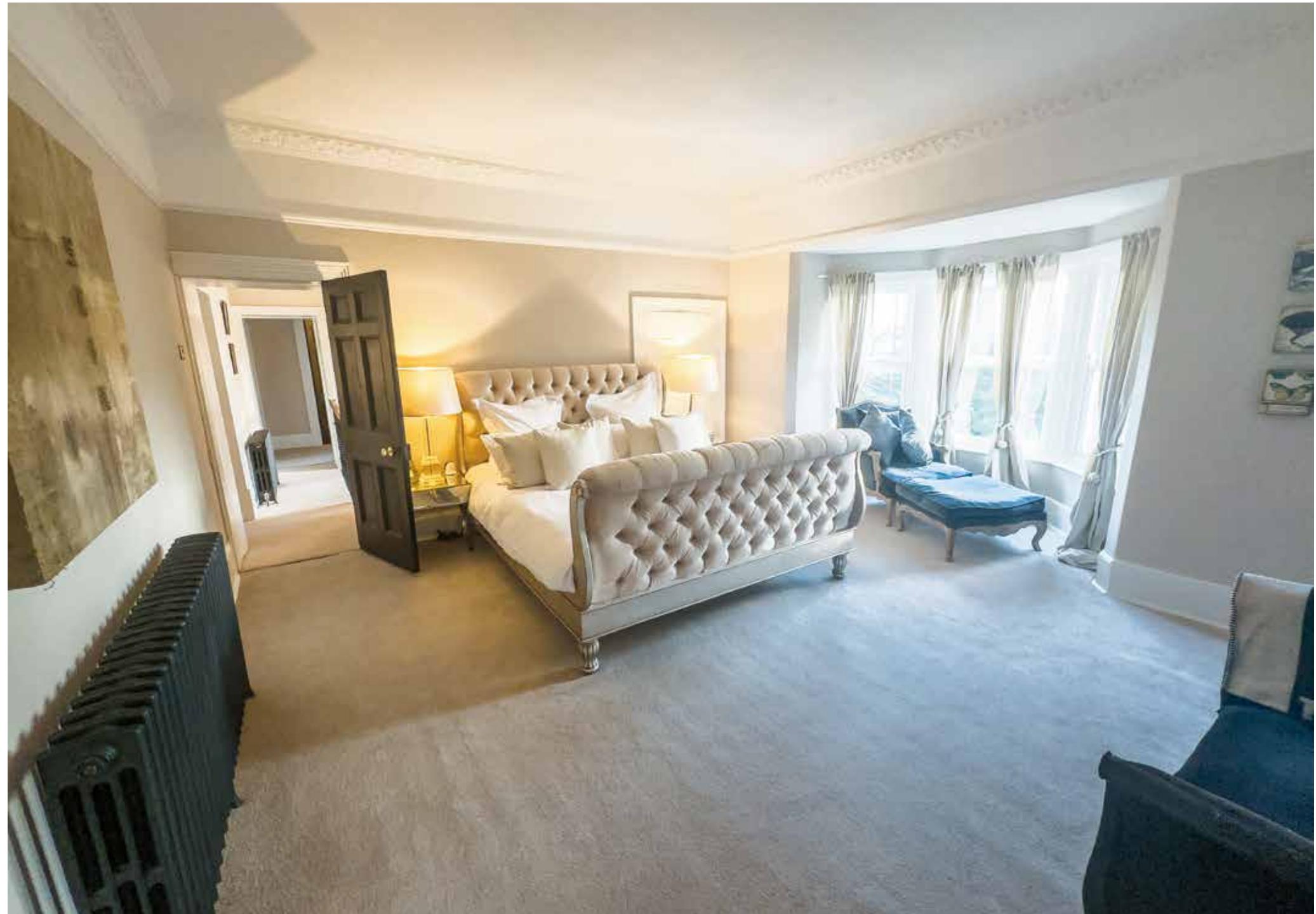


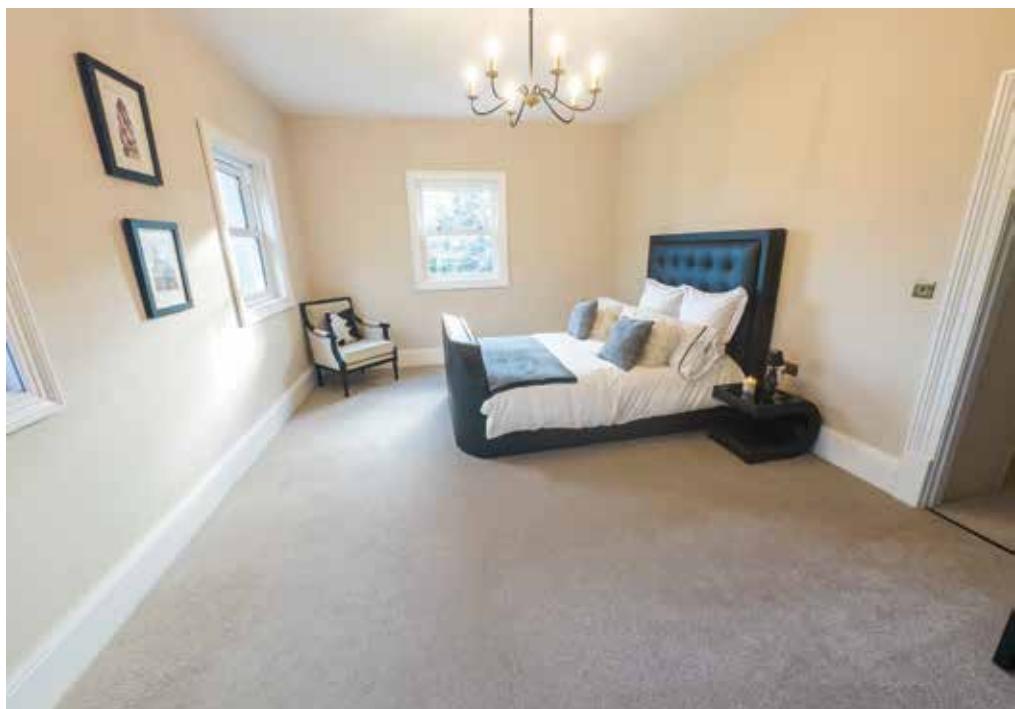






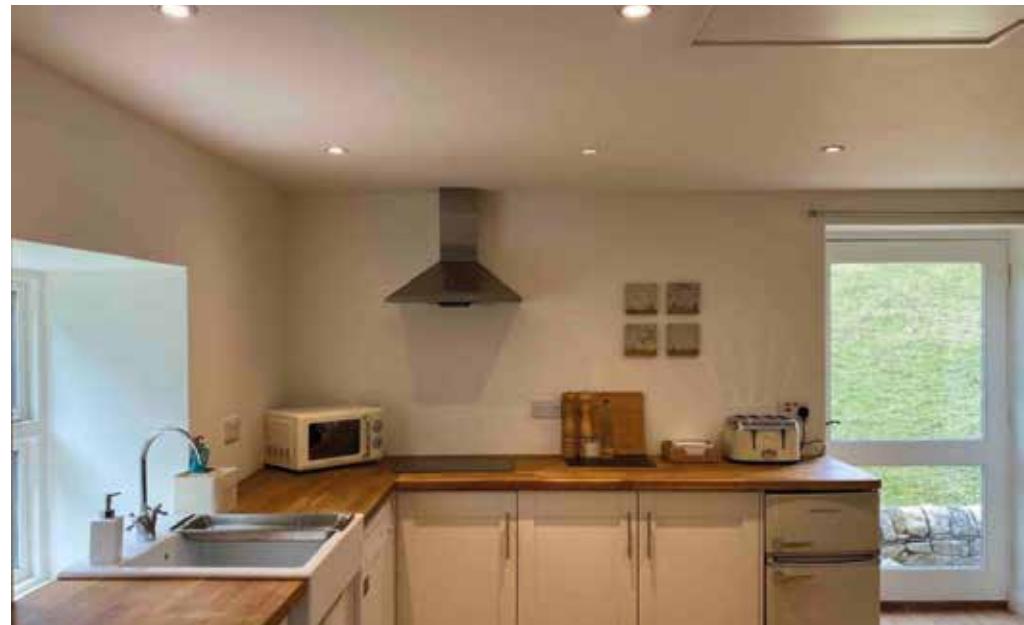




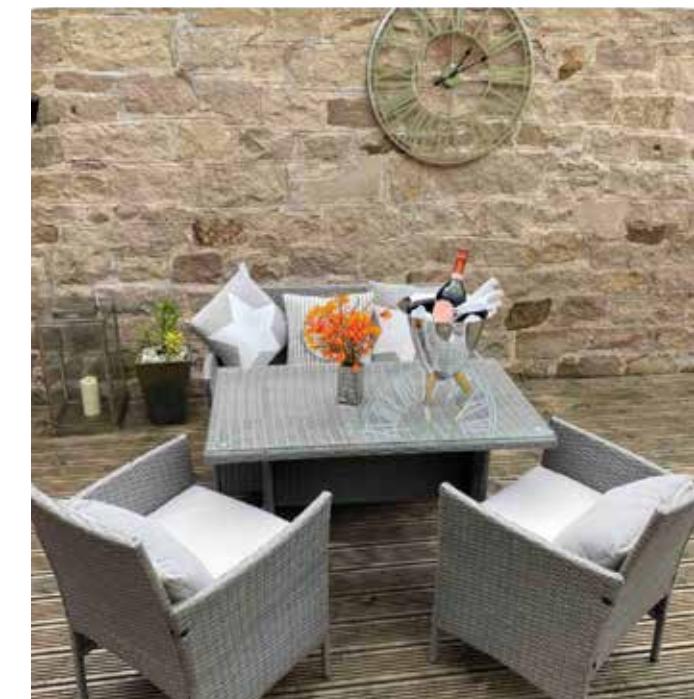


The Stables

Set separately within the grounds, The Stables is a charming two-bedroom detached property offering complete independence from the main house. Finished to a high standard, it is currently operated as a holiday let but is equally suited to multi-generational living, guest accommodation or private ancillary use, making it a valuable and versatile addition to the estate.









Outside

Stanton Lees House sits within its own peaceful and private landscaped grounds, approached via a private drive that enhances both seclusion and arrival. Mature trees, stone terraces and gently sloping lawns frame the house beautifully, while the elevated position affords exceptional countryside views and a deep sense of tranquillity.

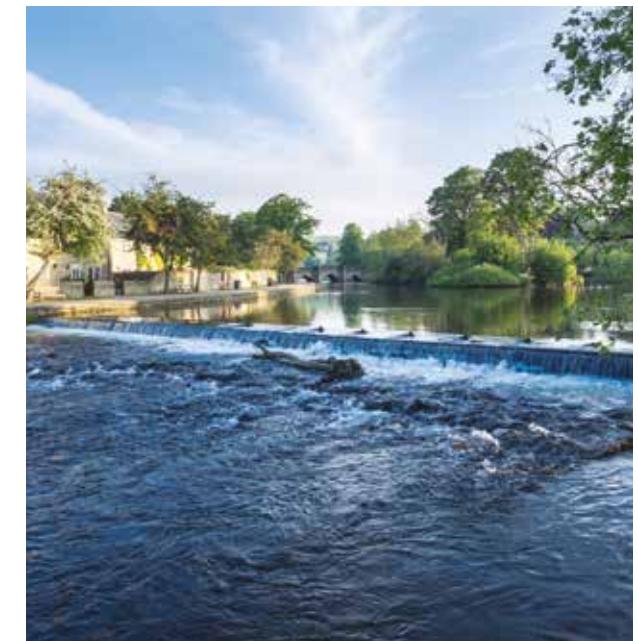
A separate detached garage provides practical storage and parking, while the grounds offer ample space for outdoor entertaining, relaxation and further landscaping, all set against a serene and unspoilt rural backdrop.

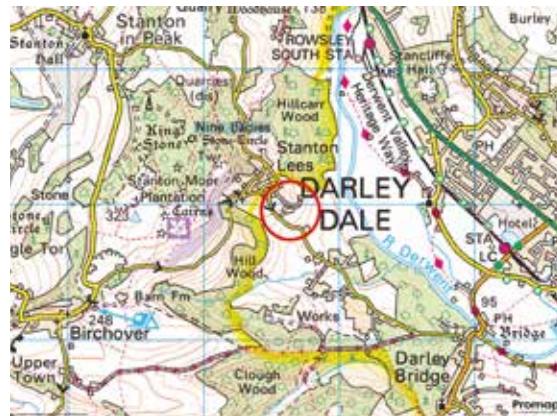


LOCATION

Stanton Lees is a picturesque and highly regarded hamlet on the edge of Matlock, nestled within the heart of the Derbyshire Dales. The surrounding countryside offers outstanding walking and riding, with the Peak District National Park close at hand.

Matlock, Wirksworth, Bakewell and Ashbourne are all within easy reach, providing a wide range of amenities, while road links allow convenient access to Derby, Sheffield and beyond—making the location ideal for both permanent residence and refined country retreat living.





Services, Utilities & Property Information

Mains Electricity, Mains Water, Oil central heating, Water Treatment Plant, Broadband
Tenure: Freehold.

Local Authority: Derbyshire Dales

Council Tax Band: F

EPC Rating: TBC

Special Note – Information that may or may not need to be established, depending on whether the property is affected or impacted by the issue in question.

Directions: Please either add What 3 Words location or a postcode to use on a SatNav <https://what3words.com/>

Example wording: Postcode: DE4 2QU / what3words: ///coughed.composts.bluffs

Viewing Arrangements

Strictly via the vendors sole agent Arma Kang, Fine & Country South Derbyshire, Ashbourne and Matlock T: +44 (0)1332 973 888

Website

For more information visit Fine & Country South Derbyshire, Ashbourne and Matlock <https://www.fineandcountry.co.uk/south-derbyshire-ashbourne-and-matlock-estate-agents>

Opening Hours

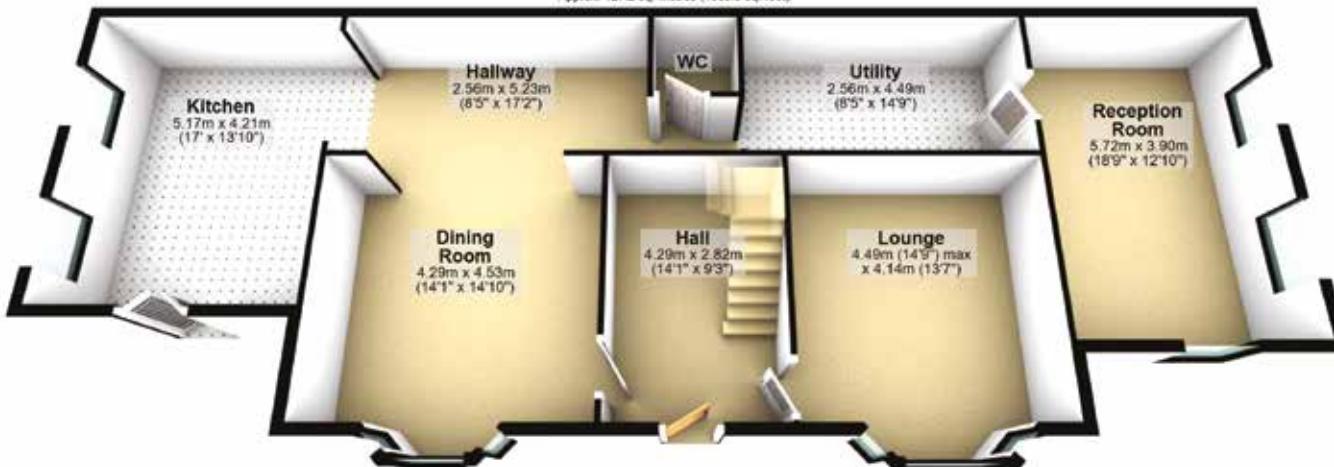
Monday to Friday 9.00 am-5.30 pm

Saturday 9.00 am-4.30 pm

Sunday By appointment only.

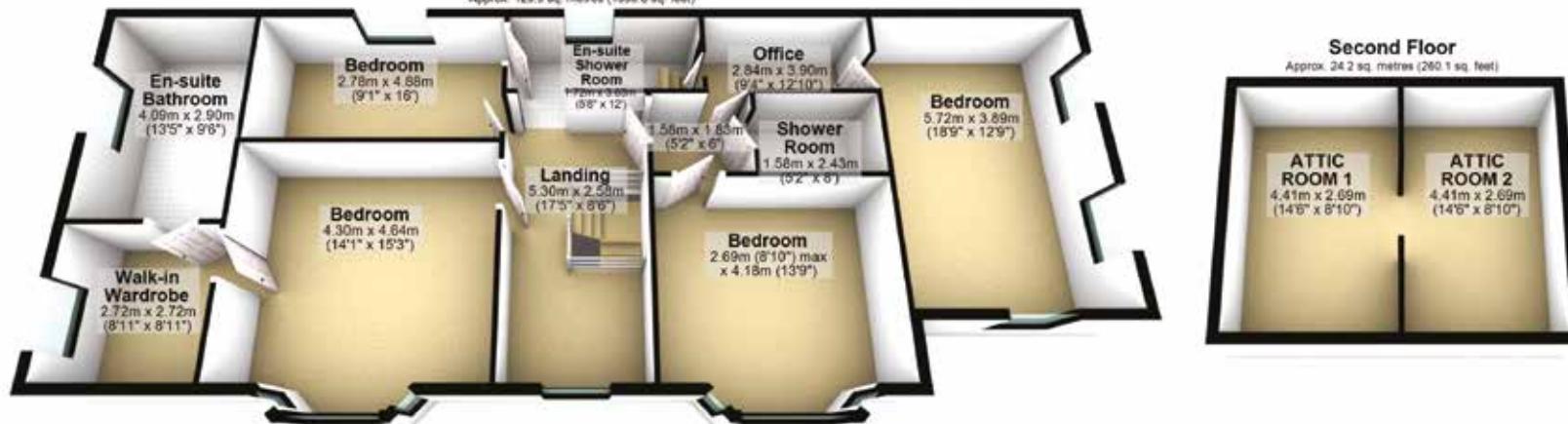
Ground Floor

Approx. 127.2 sq. metres (1369.0 sq. feet)



First Floor

Approx. 129.5 sq. metres (1393.8 sq. feet)



Total area: approx. 280.8 sq. metres (3023.0 sq. feet)

All areas are approximate and for illustration purposes only.
Plan produced using PlanUp.



Total area: approx. 79.7 sq. metres (857.5 sq. feet)

All areas are approximate and for illustration purposes only.
Plan produced using PlanUp.

The Stables, Stanton Lees House, Oldfield Road, Matlock

 **Property
Redress**

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed

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FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation



ARMA KANG PARTNER AGENT

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I am a Property Consultant with over 20 years of successful experience in helping people move to and sell their homes. Qualified as a Mortgage Advisor as well as a Senior Residential Valuer for large corporate and independent agencies across the North of England, I possess all the qualities you need for a successful home move.

I specialise in high exposure technologies and I regularly attend national training sessions to showcase new marketing tech trends, such as social media strategies, video presentations and people analytics tools to target appropriate buyers.

A firm believer in the power of positive thinking in the workplace, I strongly believe that you only need one quality person to organise your whole home move from start to finish. I've been lucky enough to feature on TV throughout the last few years and have had special appearances on BBC's Breakfast, BBC Look North, Escape to the Country, Wanted Down Under and two appearances on Homes under the Hammer!

I have a strong family background and belief. Born in Greenwich and worked around the country and now back in London & Derbyshire. I love a good Netflix binge but can also be found in the gym on a morning and is "dad's taxi" for my two children most of the other time whilst not following my beloved West Ham United football club.